



St Georges Place



Nick

GRIFFITH

ESTATE AGENTS

St Georges Place

Shaftesbury Hall, St Georges Place, Cheltenham, GL50 3PX

£369,500 Leasehold Share of Freehold

A beautifully presented 3 double bedroom, Grade II listed, apartment, situated within the heart of Cheltenham with allocated off-road parking.

GRADE II LISTED • first floor apartment • reception hall • living/dining room • kitchen • 3 bedrooms • en suite shower room • family bathroom • allocated parking • lift • manicured communal gardens • share of freehold • central location

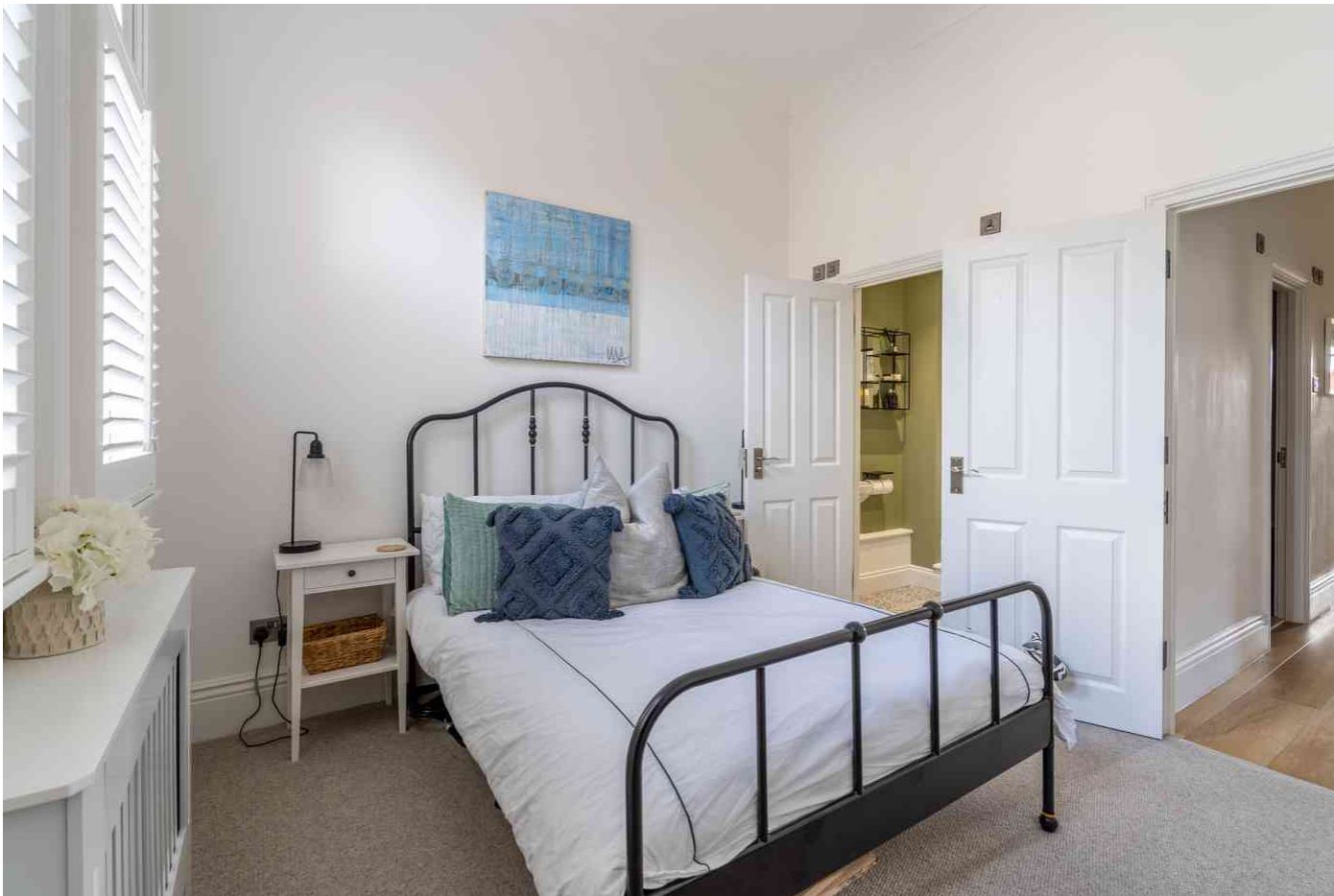
Description

An aspirational apartment, beautifully presented throughout to create luxurious living, covering 1033 sq ft, and situated within this fine Venetian Gothic style building, built in 1869 and formerly a women's hall for the Church of England teacher training college. Shaftesbury Hall is located within gated, well maintained, grounds near the town centre with an allocated parking space. The welcoming reception hallway has access to a utility room (formerly the cloakroom), and leads to the light and airy living/dining room with an opening to the attractive kitchen, which has a range of contemporary modern units providing ample storage and built-in appliances. There are 3 double bedrooms all with built-in wardrobes, an en suite shower room to the principle bedroom, and a stylish family bathroom. No short term lets. No pets.

Further Information:

Lease 125 years from September 1998 with share of freehold. **Service Charge** £3,750 per year (reviewed annually). **Ground Rent** £100 per year (reviewed annually). **Freeholder** Chelsea Square Management Ltd. **Management Company** ASH Management. **Short Term Lets** No. **Pets** No. **Local Authority** Cheltenham Borough Council. **Tax Band** E. **Electricity** Mains. **Water** Mains. **Sewerage** Mains. **Heating** Gas Central Heating. **Broadband** Connected to the property. Purchasers should carry out their own investigations regarding the suitability of these services.



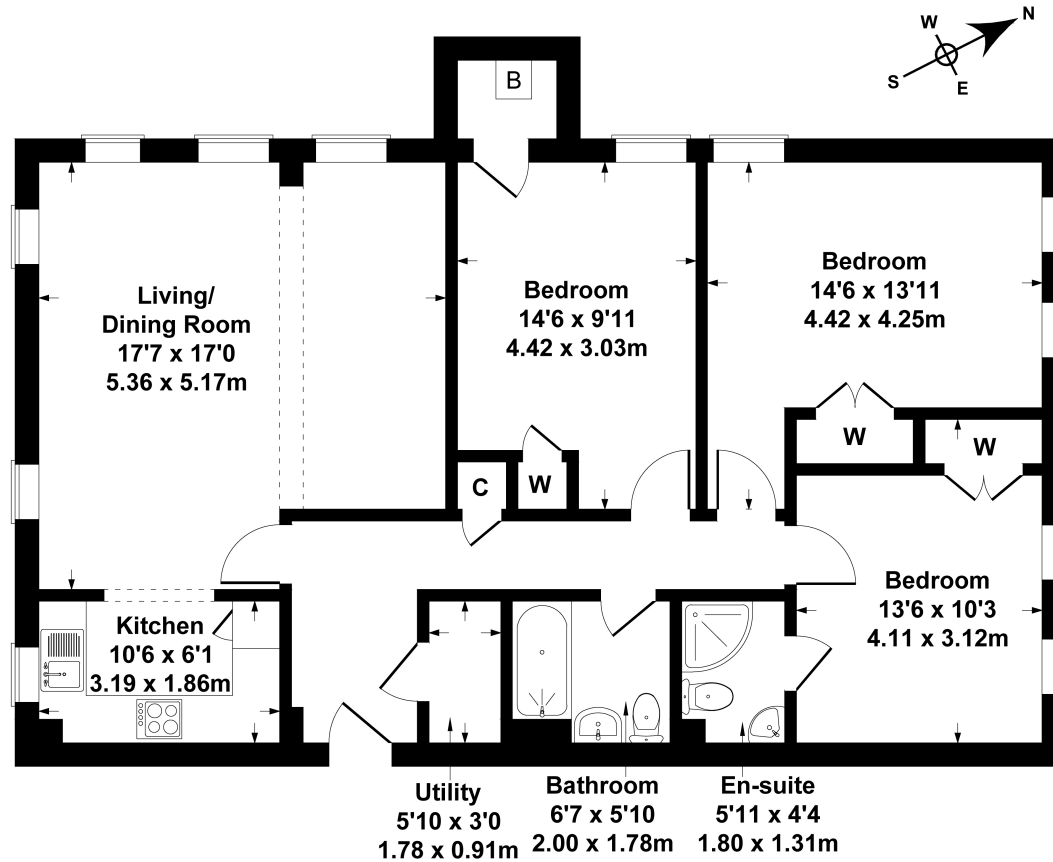


Situation

Shaftesbury Hall is situated just a short walk from the town centre, Montpellier, Sandford Park, the hospital, and the Lido. Cheltenham is a vibrant Regency town, best known for its beautiful architecture, excellent shopping, and horse racing at the world famous Prestbury Park Racecourse. Cheltenham also plays host to the music, jazz, science, and literature festivals currently held in Imperial Gardens.

Flat 23 Shaftesbury Hall

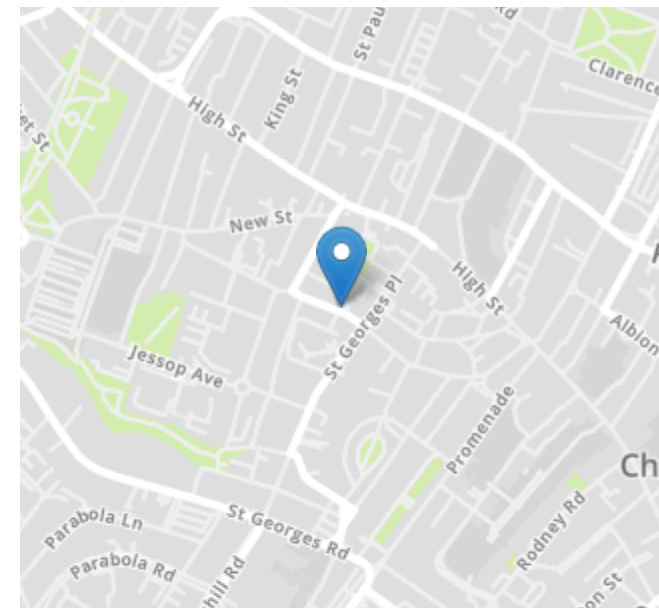
Approximate Gross Internal Area
1033 sq ft - 96 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2024



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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